

February 17<sup>th</sup>, 2026

The Honorable Brian J. Feldman  
Chair, Senate Education, Energy and the Environment Committee  
2 West Miller Senate Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Support SB 479 Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions**

Dear Chair Feldman,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB 479 Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions**.

This bill exempts buildings that received a use and occupancy permit before June 1, 2022 from complying with energy use intensity (EUI) requirements until lighting systems, HVAC systems, or other major components reach failure or end of life.

As Governor Moore has made clear, the state of Maryland faces a housing crisis. As of 2024, the State was at least 120,000 units short according to the National Association of Realtors and Freddie Mac – and the deficit is growing.

Despite that shortfall, MDE's own studies concluded that the Building Energy Performance Standards will cost building owners nearly \$17 billion dollars between now and 2040:

Results from a 2023 study by the U.S. Department of Energy's Lawrence Berkeley and Pacific Northwest National Laboratories demonstrate that during BEPS implementation (2025-2040), all covered buildings combined will spend more on efficiency measures (\$8.8B) and electrification measures (\$6.4B) than the energy cost savings accrued in this period (\$8.96B).

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The exemption proposed in SB 479 will provide significant financial relief to property owners who would normally have to upgrade major components immediately to comply with Building Energy Performance Standards (BEPS).

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Energy, and the Environment Committee